



Audio Express At The Corner Center (Project Narrative – Design Review)

Date:

February 1, 2006

Project:

Audio Express At The Corner Center

(215-55-017B)

15111 N. Hayden Rd.

S.E.C. Of Hayden Rd. And 82nd St.

Scottsdale, Arizona

Client:

Audio Express (Ed Santacruz) 15490 N. 83rd Way.

Scottsdale, Arizona 85260

Project Narrative:

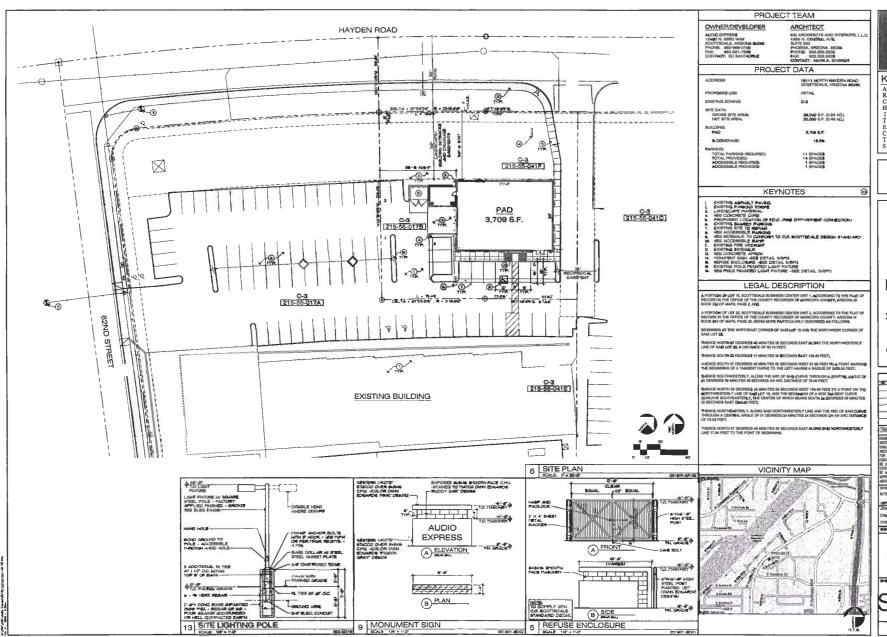
This application is a request for Pre-Application approval of one (1) single-use, Retail Building (Approximately 3,709 s.f.). The subject property is located on the S.E.C. of Hayden Rd. and 82nd St., zoned C-3 and will remain a C-3. The building is Occupancy type Group M and will be completely built-out with tenant improvements.

The site is currently vacant with paving, parking and landscaping already in place by the existing The Corner Center development. This building will house an Audio Express which will include both a retail area as well as an installation bay.

The proposed building is 'contemporary' in style complimenting the already established development, The Corner Center. We will be using the existing color palette, but have given the building its own identity by adding exposed masonry and enhancing basic rectangular forms via recessed and projected features. The building does not have a typical canopy, but we have varied surface textures, finishes and plains to articulate the architecture. We have also used steel awnings to aid in shading pedestrian circulation as well as introducing steel as part of the overall material palette. We've used a minimalist approach to this building adding a more modern feel to the 1988 center. Landscaped areas surrounding the building will be provided enhancing corner appeal.

This project will be an asset to the City Of Scottsdale and will help broaden the appeal of this center and intersection.

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4 SOUTH ELEVATION (FRONT)



EXPRESS

11 WEST ELEVATION (LEFT)

3 EAST ELEVATION (RIGHT)



2 NORTH ELEVATION (REAR)
MATERIAL/COLOR SCHEDULE COLDES

BLATERIALS

16-DR-2006

06/01/2006

NOTE: ALL RECOFFOR PROMINENCE, UNTO TO BE ROTHERED BY DURING PARKET!

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